

57-274  
TRANSFER TAX PAID

QUIT-CLAIM DEED WITHOUT COVENANTS  
(Release Deed)  
034562

TRANSFER  
TAX  
PAID

KNOW ALL MEN BY THESE PRESENTS that Joan M. Dexter, of Damascus, Montgomery County, Maryland, for consideration paid, releases to Thomas E. Lehan of Skowhegan, Somerset County, Maine, the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

All my right, title and interest in a certain lot or parcel of land together with the buildings and improvements erected thereon, situated in Waterville, Kennebec County, Maine, and bounded and described as follows, to wit:-

Lots Number 12 and 13 according to a plan of College Avenue Heights made by Green & Wilson on August 1921 and recorded in the Kennebec Registry of Deeds. Lot number 12 has a frontage on Abbott Street of about fifty-two (52) feet, and lot number 13 has a frontage on said Abbott Street of about sixty-five (65) feet, both lots being about one hundred (100) feet deep.

Subject, however, to the following conditions and buildings restrictions: No building other than a private dwelling house for not over two family occupancy, together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty feet from the line of the street, provided, however, that steps, windows, porticoes and other projections thereto are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than three thousand (\$3,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets.

Being the same premises conveyed by Raoul G. Dallaire conservator of the Estate of M. Lucienne Letourneau by deed dated March 16, 1972, to Clarence E. Lehan and Ellen B. Lehan, as joint tenants, and recorded in the Kennebec County Registry of Deeds in Book 1576, page 192.

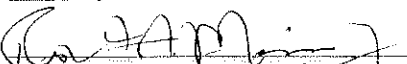
Ellen B. Lehan died on April 8, 1983, leaving Clarence E. Lehan as surviving joint tenant.

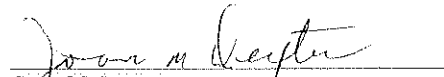
For reference see Deed of Distribution dated July 29, 1998, from Thomas E. Lehan, personal representative of the Estate of Clarence E. Lehan to Thomas E. Lehan, Joan Dexter and Nancy Lehan recorded in Kennebec County Registry of Deeds in Book 5690, Page 083.

57-274

IN WITNESS WHEREOF, the said Joan M. Dexter has hereunto set my hand this

17 day of November, 1998.

  
Witness **Robert A. Meier, Jr.**

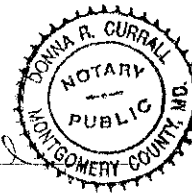
  
**Joan M. Dexter**

**STATE OF MARYLAND**  
**Montgomery, ss.**

Then personally appeared the above named **Joan M. Dexter** and acknowledged the foregoing instrument to be her free act and deed this 17 day of November, 1998.

Before me,

  
Notary Public



**Donna R. Currall**

Notary Public - Typed/Printed Name

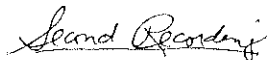
My Commission Expires: 5/1/00

ANLEHAMRELEDED.DOC

RECEIVED KENNEBEC SS.


1998 DEC -2 AM 9:00

ATTEST:   
REGISTER OF DEEDS



RECEIVED KENNEBEC SS.

1998 DEC 21 AM 9:00

ATTEST:   
REGISTER OF DEEDS